

AN ORDINANCE

04- *0* **-1667**

BY PUBLIC SAFETY & LEGAL ADMINISTRATION COMMITTEE

AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTIES TO CONSTRUCT A NEW FIRE STATION NUMBER 13 LOCATED AT 431 FLAT SHOALS AVENUE, SE IN LAND LOT 177, OF THE 15TH DISTRICT, DEKALB COUNTY, GEORGIA; AND FOR OTHER PURPOSES

WHEREAS, The City of Atlanta (the "City") Department of Fire Services has identified a site to construct a new fire station to replace the existing location number 13, because the existing fire station can no longer accommodate its needs due to reason identified in Exhibit "A"; and

WHEREAS, properties have been identified, as shown in Exhibit "B", located on Flat Shoals Avenue, SE and Metropolitan Avenue, SE, for the acquisition purposes to construct the new facility; and

WHEREAS, the Fire Chief recommends construction of a new fire station to replace the existing building.

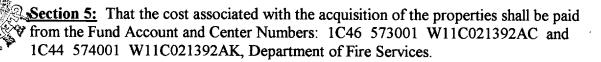
NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

<u>Section 1:</u> That the Chief Procurement Officer or Consultant is hereby authorized to obtain the title reports, appraisal reports, land surveys, legal descriptions, environmental reports and to negotiate with the affected property owners to acquire the property interests needed to construct a new facility for fire station number 13 at 431 Flat Shoals Avenue, located in Land Lot 177, of the 15th District, Dekalb County, Georgia.

Section 2: That the requirements of sections 2-1541 (d) and 2-1545 (d) of the Procurement and Real Estate Code which require further authorization of Council for acquisition of the properties described in this ordinance are waived.

Section 3: That the City's Consultants and their sub consultants for real estate acquisition are authorized to settle those acquisitions of property for an amount not to exceed ten percent (10%) above the estimated just compensation. The Chief Procurement Officer is authorized to administratively settle those acquisitions that the City's consultants cannot otherwise acquire for an amount not to exceed twenty percent (20%) above the estimated just compensation of affected properties without further authorization of City Council.

<u>Section 4:</u> That the City Attorney is hereby authorized, where the Chief Procurement Officer's negotiations with the property owners are unsuccessful, to institute necessary legal action through condemnation or any order method provided by law to obtain fee simple title to the properties.



<u>Section 6:</u> That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

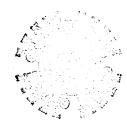
A true copy,

Reanla Daughin Johnson

Municipal Clerk, CMC

ADOPTED by the Council APPROVED by the Mayor

October 18, 2004 October 20, 2004



FIRE STATION PROFILE STATION NO. 13

ADDRESS: 447 FLAT SHOALS AVE., SW

COUNCIL DISTRICT: 5
N.P.U. W
DATE CONSTRUCTED: 1921

REMAINING USEFUL LIFE ESTIMATION: 0 YEARS

OVERALL CONDITION: VERY POOR

COST: N/A

RECOMMENDATION: REPLACE FACILITY

REPLACEMENT COST ESTIMTE: \$2,960,425.39

Reasons for Recommendation: The structure is 83 years old. It was built for one fire apparatus, which was no larger than a pick up truck. Modern apparatus are 8 feet wide, 28 feet long and weigh 16 tons. The building is not energy efficient and requires excessive maintenance.

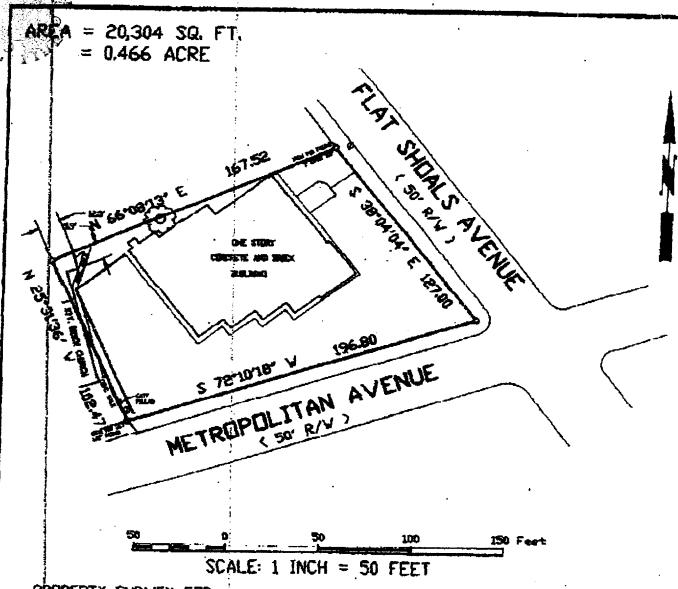
The Facility is Lacking in the Following:

- Decontamination Facilities
- Equipment Storage Areas
- Adequate Command Quarters
- Toilet and Shower Facilities
- Apparatus Area
- Training Areas

In the Areas of Quality of Service Issues for our Employees and Citizens; the Facility is Lacking in the Following Areas:

- Does not comply with ADA
- No gender specific toilet facilities
- Poor air quality (vehicle exhaust goes throughout the building)
- Poor security
- Lack of parking
- Lack of community meeting areas
- No space available to service walk in customers

<u>Comments:</u> This building has out lived its useful life. It is termite infested and may be structurally unstable. It is much too small to function as a fire station. It would not be practical to repair or modify this facility. The lot is too small to use for a new facility.



PROPERTY SURVEY FOR

431 FLAT SHOWS AVENUE
ALSO KNOWN AS
1210 METROPOLITAN AVENUE
CITY OF ATLANTA
PROPERTY LOCATED IN
LAND LOT 177, 15TH DISTRICT
DEKALB COUNTY, GEORGIA

SURVEYED ON JULY 11, 1998



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTEB AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIOUM STANDARDS AND REQUIREMENTS OF THE LAW.

THE PROPERTY IS NOT LIKATER

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DANIEL A. MILLER & ASSOCIATES PROFESSIONAL LAND BURYEYORS

1544 STORBLINGS WAY, STORE MOINTAIN, CA 25888 MAILESC: P. O. BOX 351827, DECATER, GA SOC36-1027 TSL (778) 465 7247 • FAX (?78) 465 7248

Atlanta City Council

Regular Session

CONSENT I CONSENT I PGS 6-18, EXCEPT:04-0-1369 04-R-1764 04-R-1765

ADOPT

YEAS: 13 NAYS: 0

ABSTENTIONS: 0

NOT VOTING: 2 EXCUSED: 0

ABSENT 1

NV SmithY ArchibongY MooreY MitchellY StarnesY FauverY MartinY NorwoodY YoungY ShookB MaddoxY WillisY WinslowY MullerY SheperdNV Borders

		10-04-04 Council Meeting
ITEMS ADOPTED	ITEMS ADOPTED	ITEMS ADVERSED
ON CONSENT	ON CONSENT	ON CONSENT
1. 04-O-1570	38. 04-R-1772	48. 04-R-1783
2. 04-O-1586	39. 04-R-1773	49. 04-R-1784
3. 04-O-1667	40. 04-R-1774	50. 04-R-1785
4. 04-O-1669	41. 04-R-1775	51. 04-R-1786
5. 04-O-1670	42. 04-R-1776	52. 04-R-1787
6. 04-O-1671	43. 04-R-1777	53. 04-R-1788
7. 04-O-1672	44. 04-R-1778	54. 04-R-1789
8. 04-O-1658	45. 04-R-1779	55. 04-R-1790
9. 04-O-1807	46. 04-R-1780	56. 04-R-1791
10. 04-O-1810	47. 04-R-1781	57. 04-R-1792
11. 04-O-1813		58. 04-R-1793
12. 04-O-1817		59. 04-R-1794
13. 04-O-1850		
14. 04-O-1651		
15. 04-O-1654		
16. 04-O-1808		
17. 04-R-1472		
18. 04-R-1751		
19. 04-R-1798		
20. 04-R-1485		
21. 04-R-1759		
22. 04-R-1760		
23. 04-R-1761		
24. 04-R-1797		
25. 04-R-1824		
26. 04-R-1825		
27. 04-R-1762		
28. 04-R-1754		
29. 04-R-1755		
30. 04-R-1756		
31. 04-R-1757		
32. 04-R-1827		
33. 04-R-1799		
34. 04-R-1768		
35. 04-R-1769		
36. 04-R-1770		
37. 04-R-1771		

04- () -1667

Do Not Write Above This Line

AN ORDINANCE BY

PUBLIC SAFETY AND LEGAL ADMINISTRATION COMMITTEE

16/12/04 Date

PUL Comments

GEORGIA: AND FOR OTHER PURPOSES OF THE 15th DISTRICT, DEKALB COUNTY, FLAT SHOALS AVENUE, SE IN LAND LOT 177, FIRE STATION NO. 13 LOCATED AT 431 AN ORDINANCE AUTHORIZING THE ACQUISITION OF REAL PROPERTIES TO CONSTRUCT A NEW

ADOPTED BY

COUNCIL

- REGULAR REPORT REFER CONSENT REFER
- ADVERTISE & REFER
- 1st ADOPT 2nd READ & REFER

Date Referred 10-12-04

Referred To:

First Reading

Committee PHBLIC SAFETY & LEGAL ADMN

SEPTEMBER 14. 2004

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Fav, Adv, Hald (see rev. side 0

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Actions

Fov, Adv, Hald (see rev. slde)

Fav. Adv. Held (see rev. side)

Action

2

7

Refer To

Refet To

22nd

☐1st & 2nd ☐3rd

COUNCIL ACTION

ZConsent □V Vote □RC Vote

CERTIFIED

P

Action

Fory Adv. Hald (see rev. alde

Actions

Other

COOK

MAKORS ACION